

Parks, Recreation and Cultural Services Advisory Board

Fishers Canyon Acquisition

October 14, 2021

Britt Haley - Trails, Open Space & Parks
Program Manager

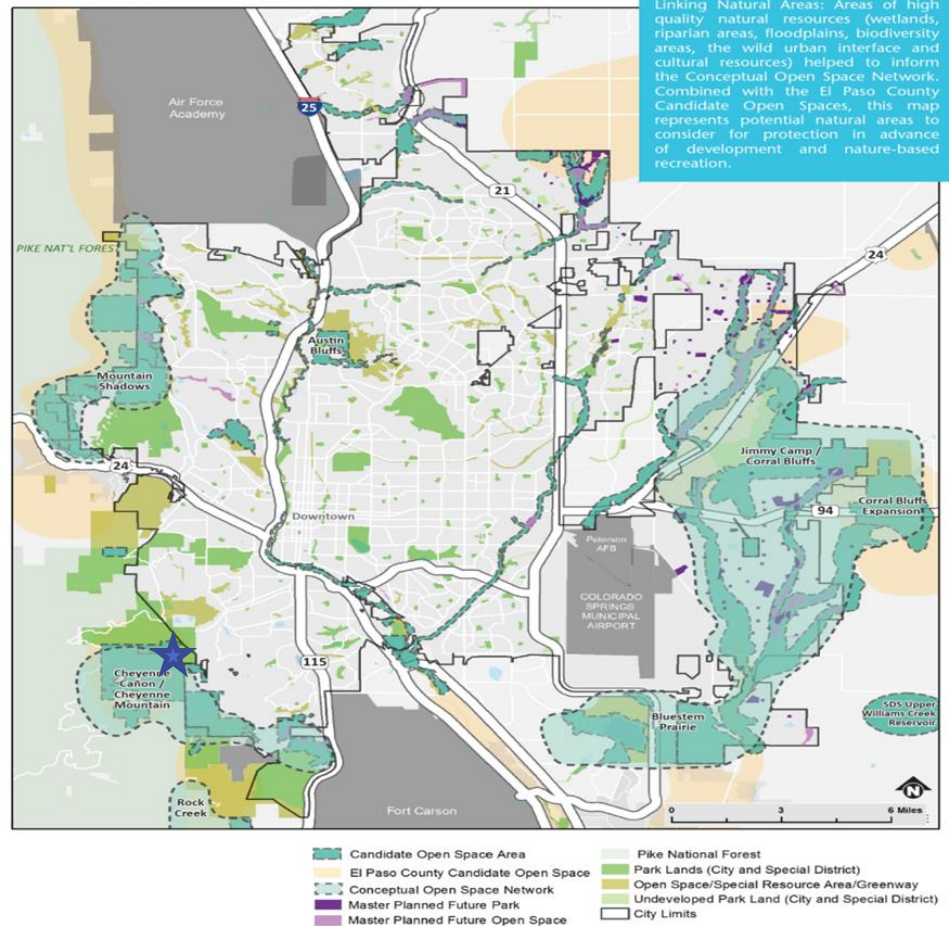
David Deitemeyer – Senior Landscape
Architect



2014 Park System Master Plan Guidance

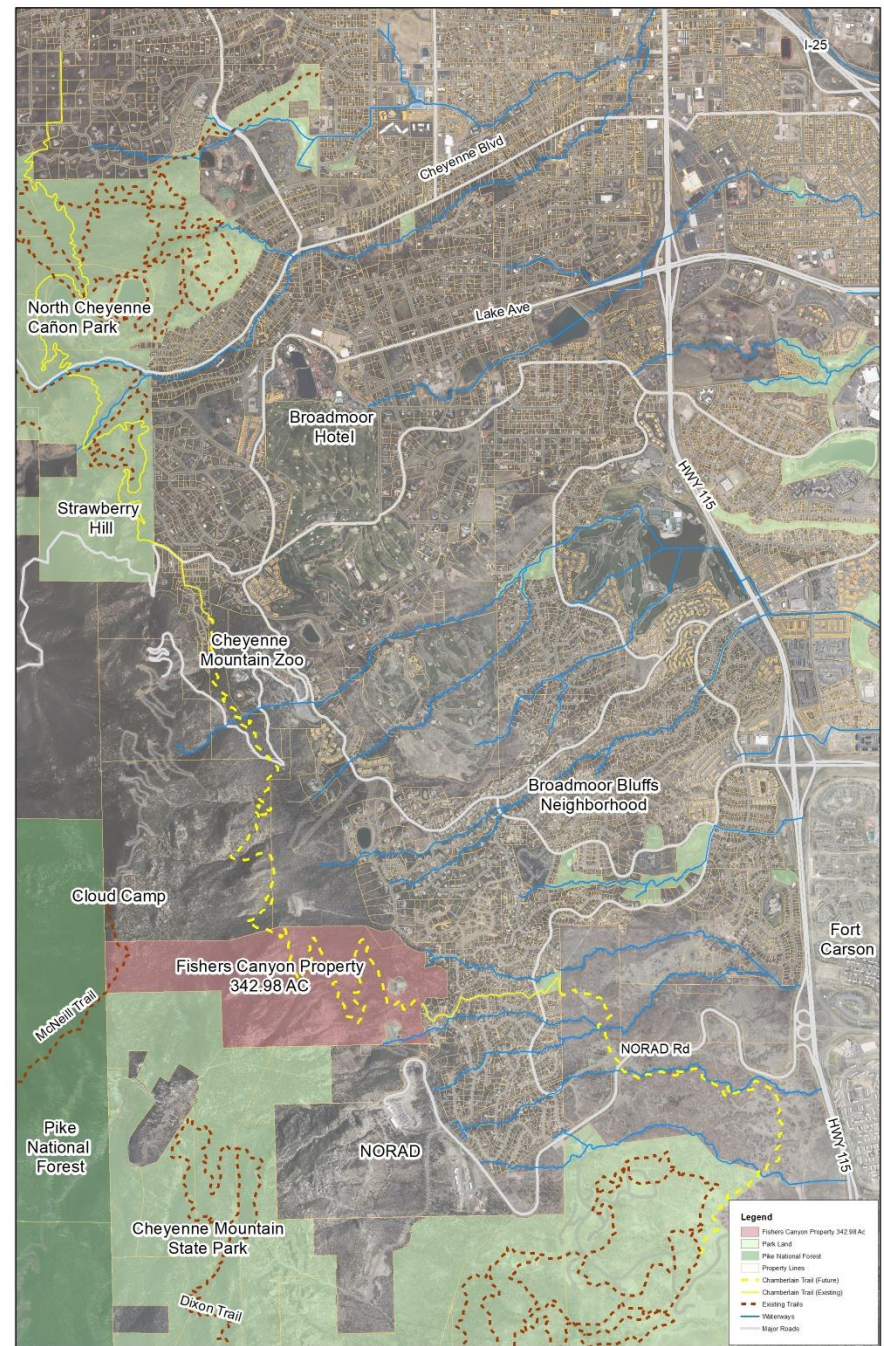
- Candidate Open Space area in blue green areas around the City
- Recommendation: Expand the open space network by filling in its gaps
- Recommendation: Continue to pursue opportunities for partnerships

Map 27: Open Space Candidate Areas



Fishers Canyon Property Acquisition

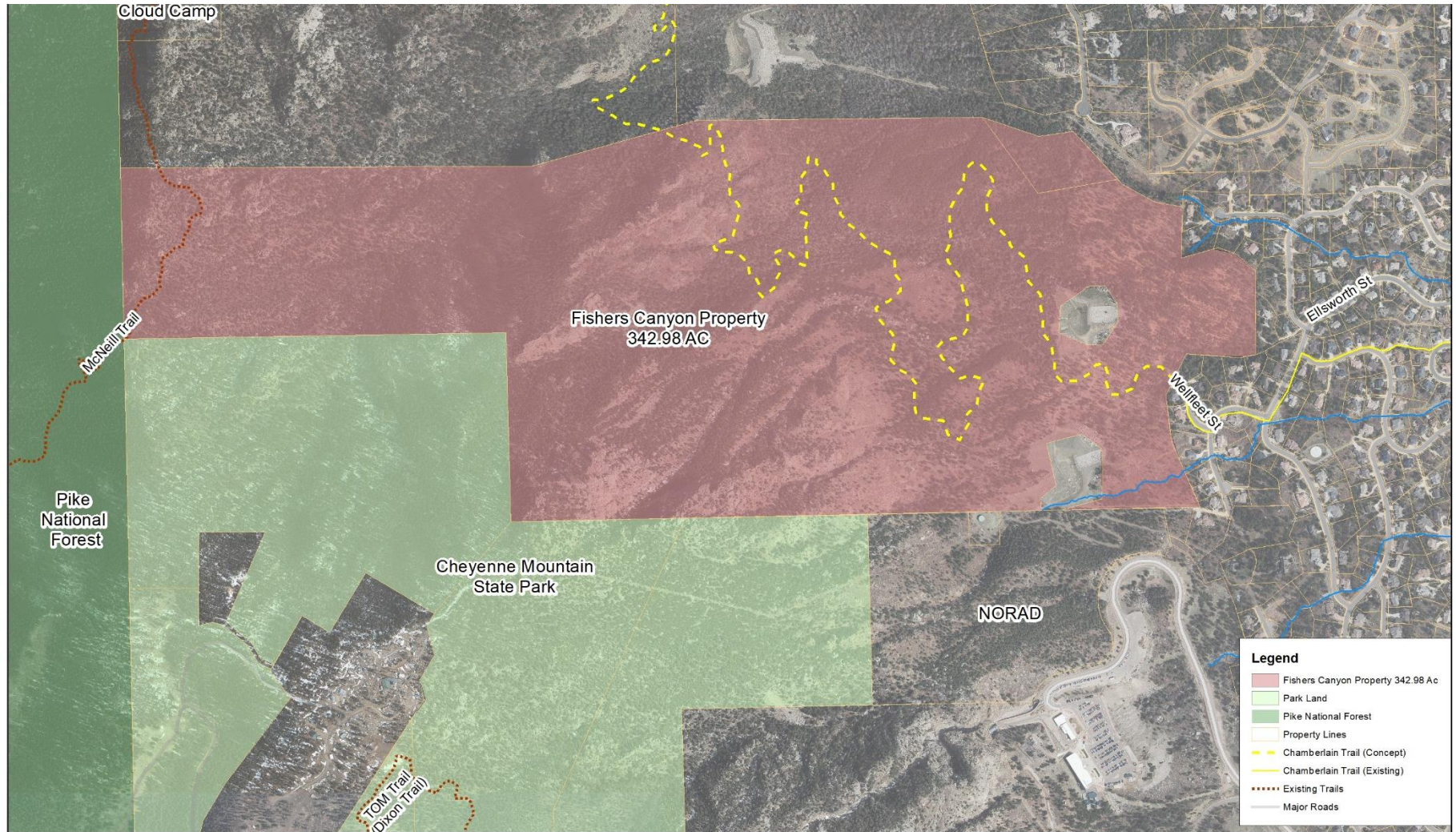
- 342.98 acres adjacent to Cheyenne Mountain State Park
- Property was nominated for acquisition by the Trails and Open Space Coalition
- Last legal impediment to completing the Chamberlain Trail.
- The Conservation Fund (TCF) is partnering with City of Colorado Springs to purchase and hold the property for the City of Colorado Springs



Fishers Canyon Property Vicinity Map

1,000 0 1,000 Feet

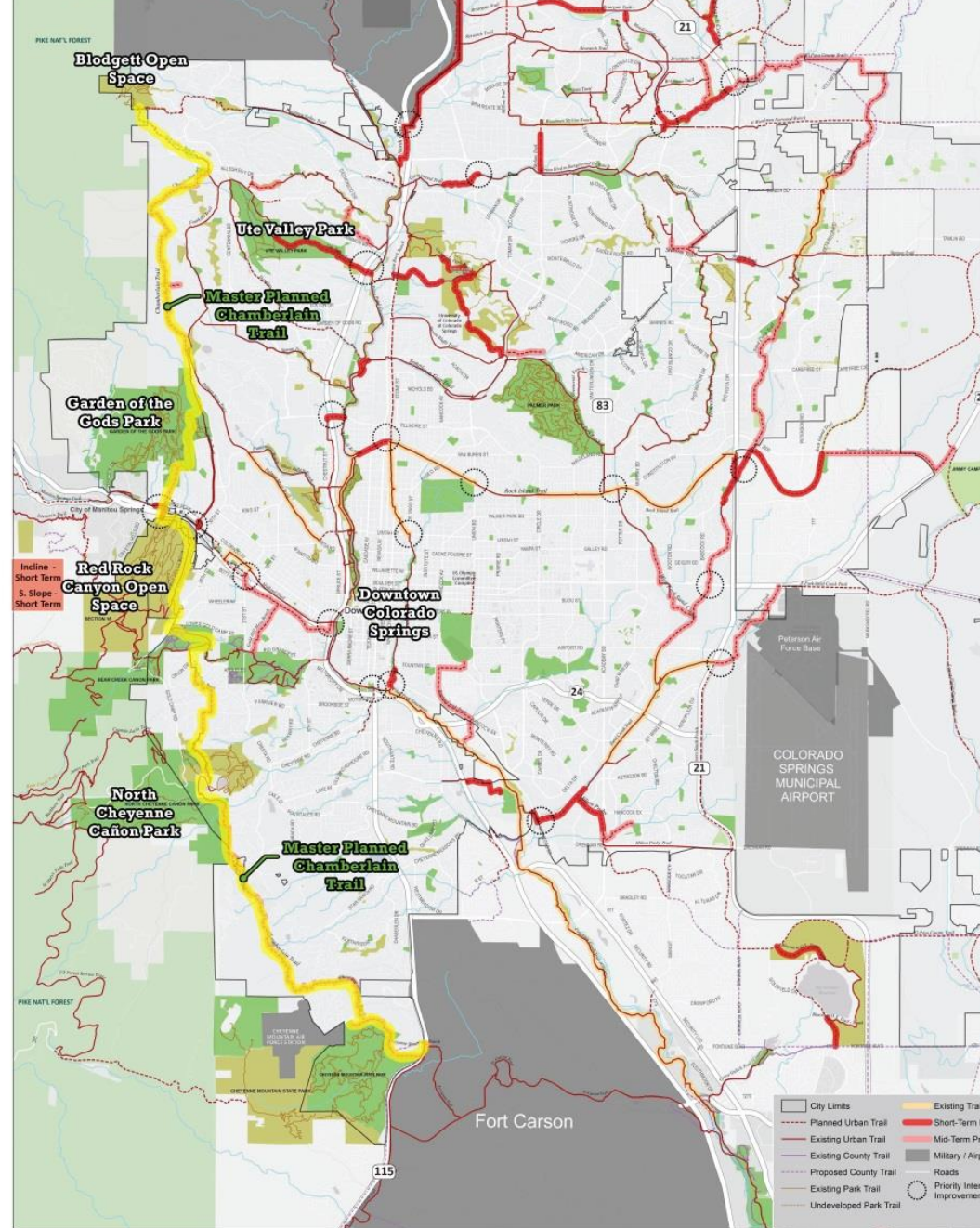
Fishers Canyon Property Acquisition



Fishers Canyon Property Site Map

Chamberlain Trail Master Plan

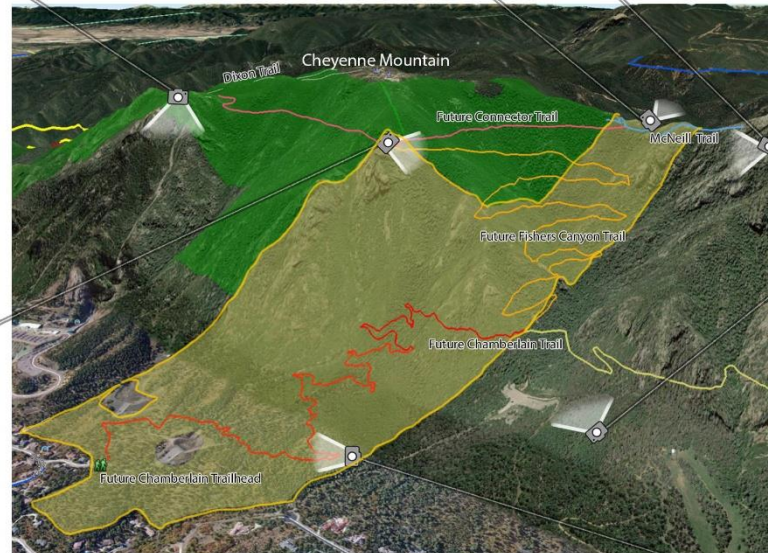
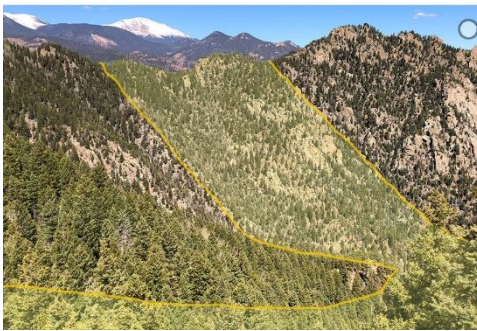
- Named after Dr. Fred Chamberlain
 - Associate of Gen. Palmer
 - Donated 190 acres for expansion of North Cheyenne Canon Park (1937/1938)
- Trail Along the Foothills
 - Blodgett Open Space to Cheyenne Mountain State Park
- 26 miles master planned
- 12.5 miles of Chamberlain Trail in use
 - 7 miles dedicated trail
 - 3 miles shared trails
 - 1 mile on Urban Trail
 - 1.5 miles on roadway
- Tier 3 Trail
 - 36-48" wide, natural surface
 - Intermediate difficulty trail



Chamberlain Trail



Trail and Connection Opportunities



Fishers Canyon Conceptual Trail Planning
Looking Southwest
Note: Property Shown in Yellow Highlight



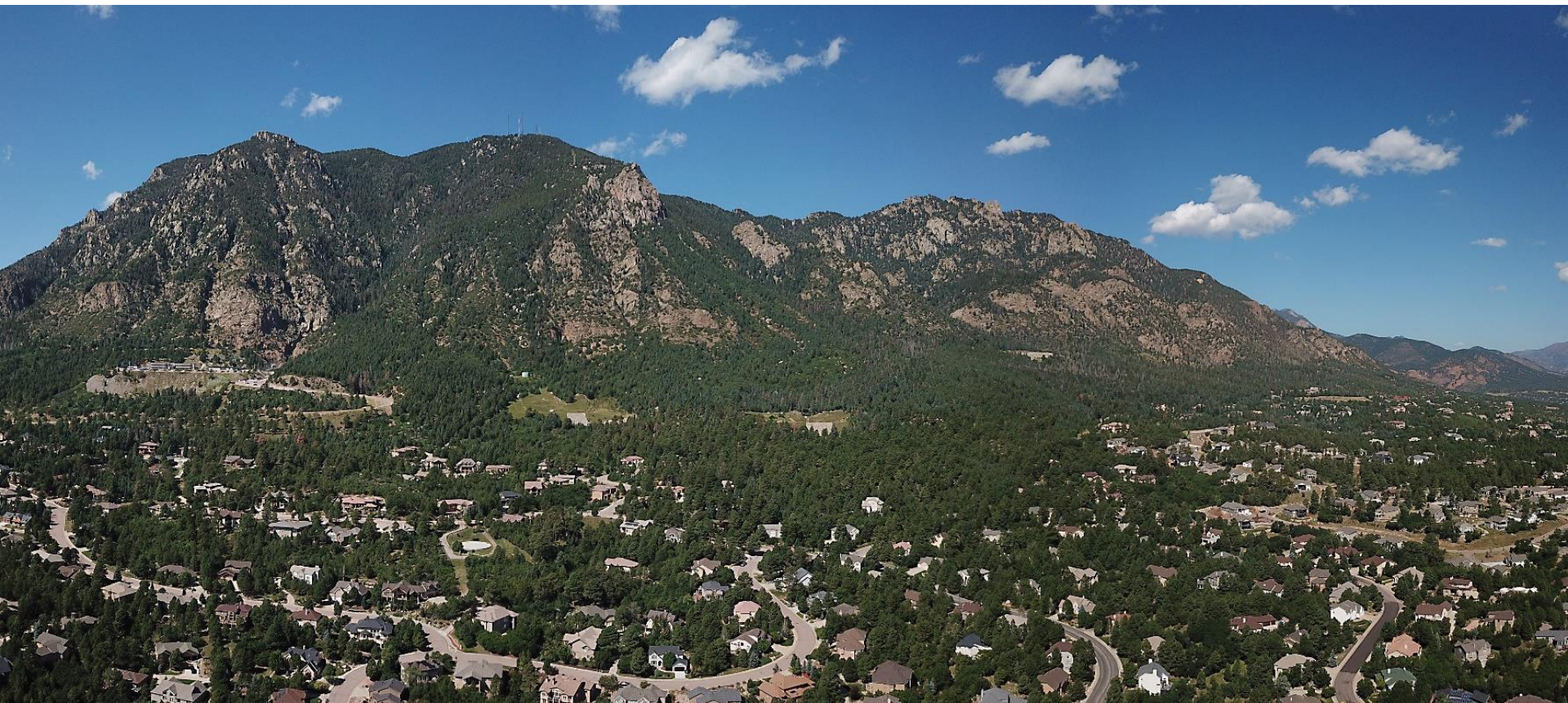
Fishers Canyon Property



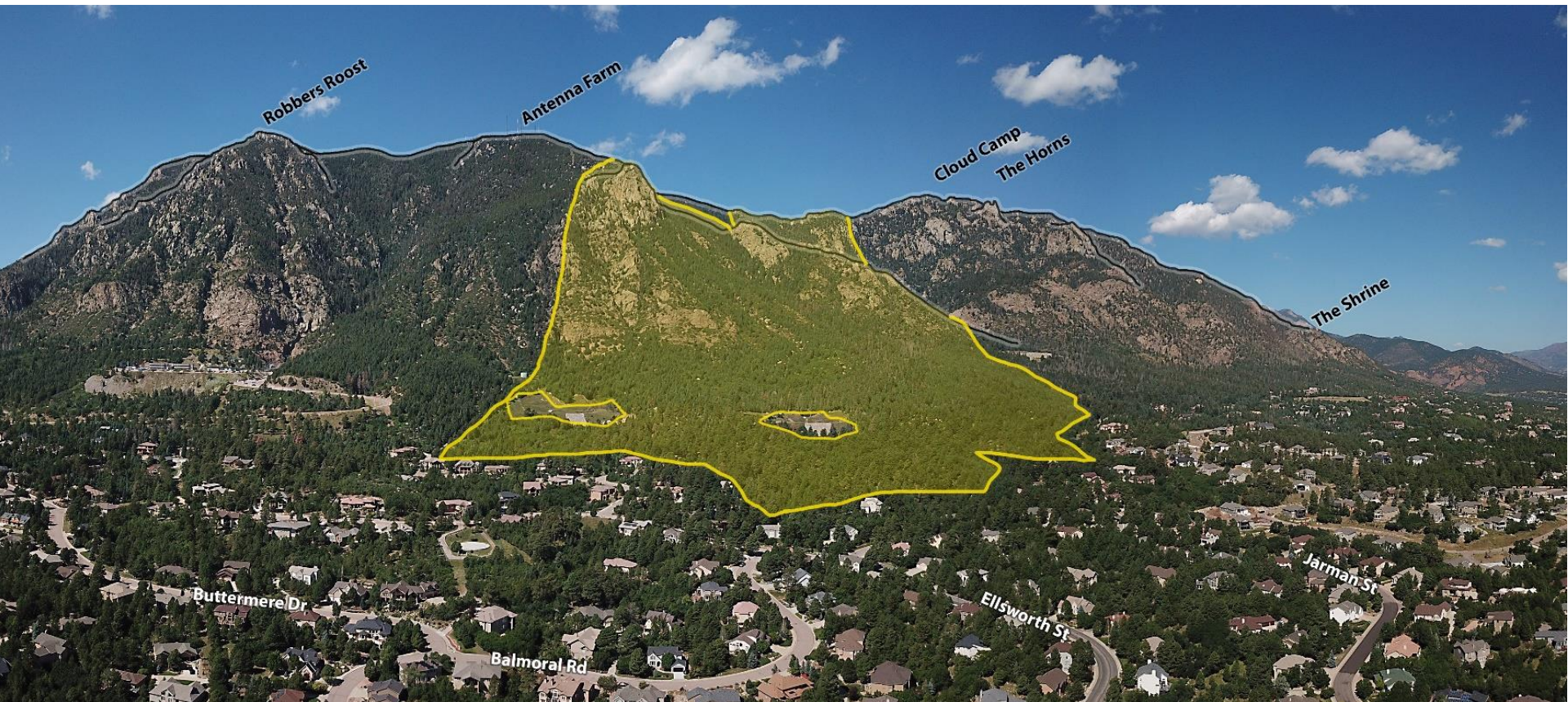
Fishers Canyon Property



Fishers Canyon Property



Fishers Canyon Property





Lower elevations of property



Lower elevations of property



Lower elevations of property



View East, Mid slope of property



View South, Mid slope of property



Overview of entire property from Cloud Camp



View to South of western flank of parcel in Fishers Canyon and ridgeline with McNeill Trail, Cheyenne Mountain State Park and Pike National Forest



View West from McNeill Trail



McNeill Trail



McNeill Trail



Overview of property from McNeill Trail



Fishers Canyon, view North



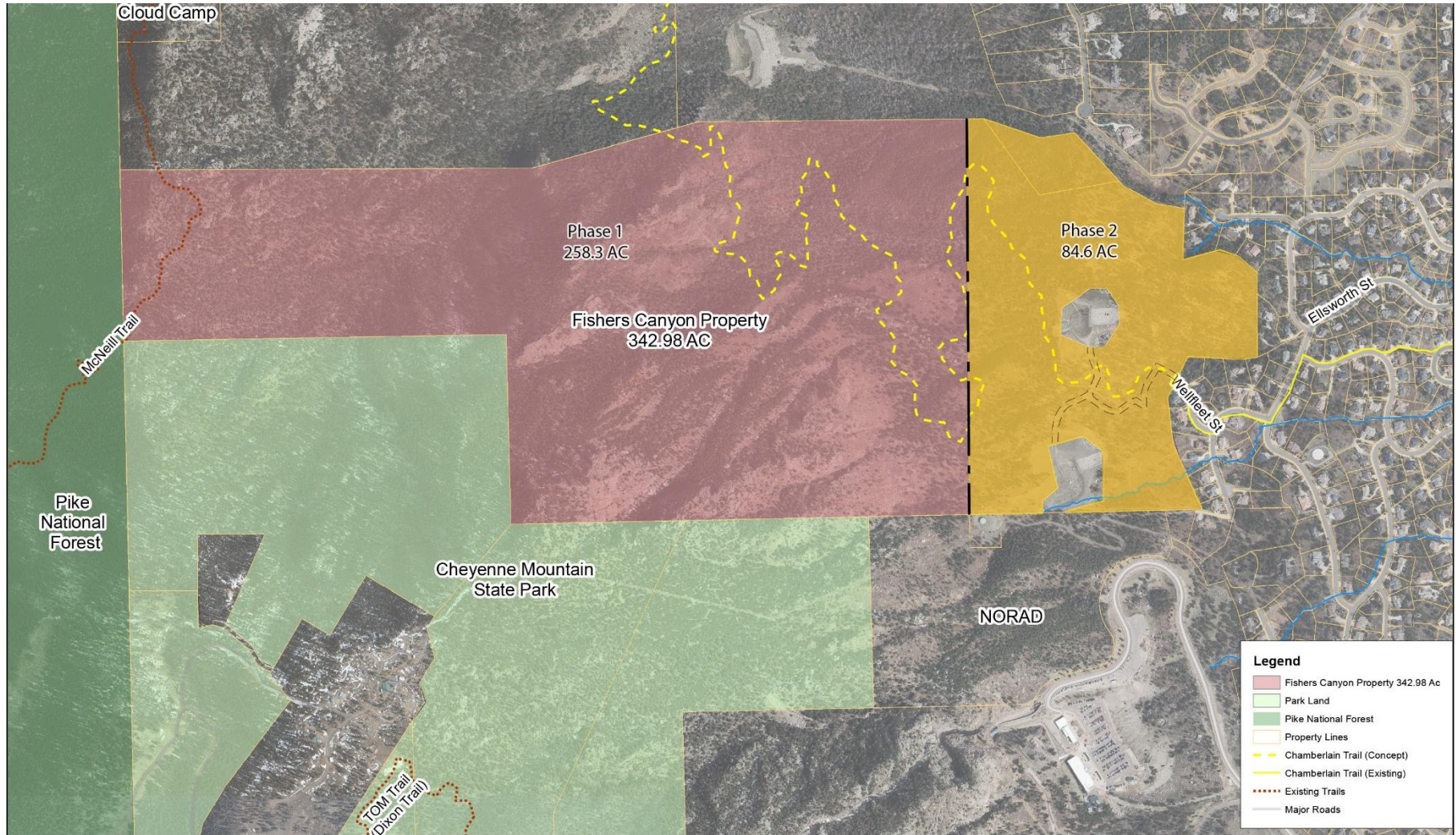
Transaction Overview



- Appraisal dated July 2021- \$4 million
- The Conservation Fund (TCF) is partnering with City of Colorado Springs to purchase and hold the property for the City of Colorado Springs
- Letter of Intent with TCF: Direct costs reimbursed to TCF, such as the survey, appraisal, Phase I environmental report, legal work
- Professional services fee reimbursed to TCF- 5% property value
- Holding costs- Prime Rate plus 1%
- Two phases of acquisition-
 - Close on Phase I November 2021- property acquisition plus costs to The Conservation Fund 258 acres \$1,475,000
 - Close on Phase 2 acquisition-Spring 2022 -property acquisition plus costs to The Conservation Fund 84 acres



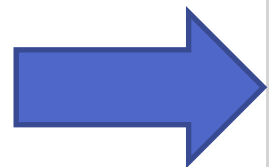
Fishers Canyon Property Acquisition Phasing Map



Funding Available



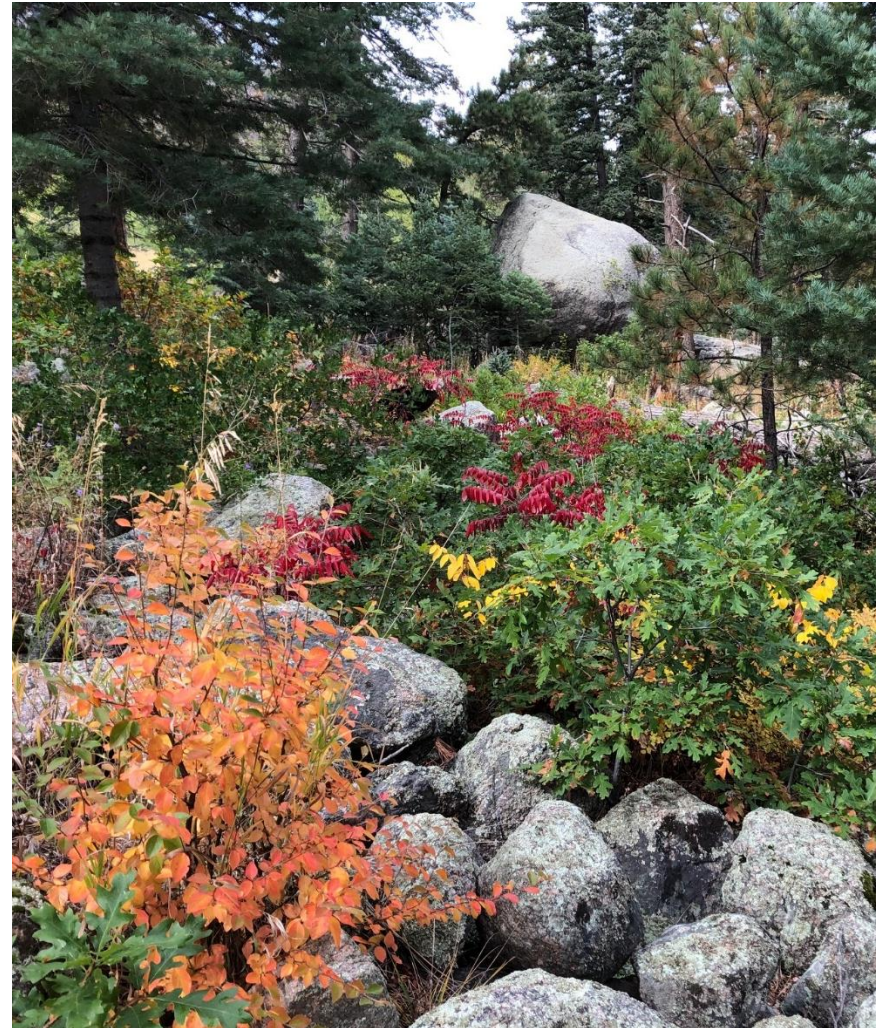
2021 TOPS Open Space Budget Proposed v Actual		
	2021 Proposed*	2021 Adjusted**
Estimated Revenue	5,396,664	5,941,848
Operating:		
Stewardship Budget	1,376,148	1,437,029
CIP Projects:		
Wayfinding	200,000	200,000
OS Acquisition	70,000	70,000
Total 2021 OS Budget	1,646,148	1,707,029
<i>Balance available for OS Purchases</i>	<i>3,750,516</i>	<i>4,234,819</i>
*From 2021 budget presentation		
**Final adjusted budget		



Tentative Timeline



- September 28th - City Council Budget Committee review
- October 6th - TOPS Working Committee Unanimous Approval
- October 11th - City Council Work Session
- October 14th - Parks Board Consideration
- October 26th and November 9th - City Council Regular Session Votes
- November 18th - Closing scheduled for The Conservation Fund and coordination of Phase I acquisition by TOPS



Recommendation and Proposed Motion



RECOMMENDATION:

Staff recommends acquisition of the Fishers Canyon Parcels for the appraised value of \$4,000,000 plus the associated transaction costs in two phases. The Phase I acquisition would purchase 258 acres for \$1,475,000, as described above and with the assistance of The Conservation Fund using revenues from the TOPS Open Space Category.

PROPOSED MOTION:

A motion to recommend the acquisition of up to 343 acres of property known as the Fishers Canyon property in two phases from The Conservation Fund and specifically to approve the Phase I acquisition of 258 acres at a cost of \$1,475,000 which includes the cost of the appraisal, land survey, phase I environmental report, real estate transaction costs and professional services fee with revenues from the TOPS Open Space Category.

Questions?

